

127.0

0005

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

907,500 / 907,500

USE VALUE:

907,500 / 907,500

ASSESSED:

907,500 / 907,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		MOULTON RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KUNJIR SHANKAR SAKHARAM

Owner 2: KUNJIR JAYSHREE SHANKAR

Owner 3:

Street 1: 340 COMMON ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

## PREVIOUS OWNER

Owner 1: MOSKALUK THOMAS G/ TRUSTEE -

Owner 2: MOSKALUK FAMILY IRREVOCABLE TR -

Street 1: 48 MOULTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,410 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2890 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										82332
										GIS Ref
										GIS Ref
										Insp Date
										04/14/18



## USER DEFINED

Prior Id # 1:	82332
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:17:04
LAST REV Date	Time
11/12/19	11:05:23
danam	
9888	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
127.0-0005-0026.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	521,100	0	4,410.	386,600	907,700	907,700	Year End Roll	12/18/2019
2019	104	FV	399,800	0	4,410.	386,600	786,400	786,400	Year End Roll	1/3/2019
2018	104	FV	399,500	0	4,410.	342,400	741,900	741,900	Year End Roll	12/20/2017
2017	104	FV	375,900	0	4,410.	287,200	663,100	663,100	Year End Roll	1/3/2017
2016	104	FV	375,900	0	4,410.	287,200	663,100	663,100	Year End	1/4/2016
2015	104	FV	337,000	0	4,410.	248,500	585,500	585,500	Year End Roll	12/11/2014
2014	104	FV	337,000	0	4,410.	240,300	577,300	577,300	Year End Roll	12/16/2013
2013	104	FV	349,900	0	4,410.	228,700	578,600	578,600		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MOSKALUK THOMAS	1535-53		10/11/2018		960,000	No	No						
MOSKALUK THOMAS	1512-61		7/26/2017	Convenience		1	No	No					
CIVITTOLO JOSEP	1138-53		7/29/1994		265,000	No	No	Y					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/1/2019	593	Alterati	8,700	C					4/14/2018	Inspected	BS	Barbara S
									4/5/2018	MEAS&NOTICE	CC	Chris C
									11/1/2008	Meas/Inspect	345	PATRIOT
									11/30/1999	Meas/Inspect	264	PATRIOT
									1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 3	Rating: Average	FPL=NON-FUNCTIONAL.															
(Liv) Units: 2	Total: 2	A Bath: 1	Rating:																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	3/4 Bath: 1	Rating: Average																
Prime Wall: 4 - Vinyl	Sec Wall: %	A 3QBth: 1	Rating:																
Roof Struct: 1 - Gable	OthrFix: 1	A HBth: 1	Rating:																
Roof Cover: 1 - Asphalt Shgl		OtherFix: 1	Rating:																
Color: BEIGE		Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1															
View / Desir: 1		A Kits: 2	Rating:	Level: FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
<b>GENERAL INFORMATION</b>				Other:															
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Location:	Upper:															
Alt LUC:		Alt %:	Total Units:	Lvl 2:															
Jurisdct:		Fact: .	Floor:	Lvl 1:															
Const Mod:			% Own:	Lower:															
Lump Sum Adj:			Name:	Totals	RMS: 13	BRs: 7	Baths: 3	HB: 1											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %	Functional: %	Exterior:	No Unit	RMS	BRS	FL	1	5	2	1							
Prim Int Wall: 2 - Plaster	Economic: %		Special: %	Interior:	1				1	8	5	M							
Sec Int Wall: 1 - Drywall	Override: %			Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 3 - Hardwood				Baths:															
Sec Floors: 4 - Carpet	Total: 26.4 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Totals	2	13	7												
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100	% AC: %																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	127.0-0005-0026.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							